

79592

04-22-94P03:31 RCVD

Vol. m94 Page 12132

After recording return to grantee herein.
Until a change is requested send all tax
statements to grantee herein.

KEY TITLE NO. 41400
ESCROW NO. 27-21305
TAX ACCT. NO. CODE 247
MAP #2309-1A0 TL 7400

GRANTEE'S NAME AND ADDRESS:

STEVE CROCKETT & NELLIE CROCKETT
HC 76 BOX 1030
LAPINE, OR 97739

ATC 41400
WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

FRIEDA S.F. HORN, TRUSTEE OF THE FRIEDA S.F. HORN LIVING TRUST, U.D.D. MARCH 5,
1990 Grantor,

conveys and warrants to:

STEVE CROCKETT and NELLIE CROCKETT, husband and wife, Grantee,

the following described real property free of encumbrances except as
specifically set forth herein:

SEE EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT
IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR
ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY
SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$79,000.00 . However, if the
actual consideration consists of or includes other property or other value
given or promised, such other property or value was part of the/the whole of
the (indicate which) consideration. If grantor is a corporation, this has been
signed by authority of the Board of Directors.

Dated this 20 day of April, 1994;

GRANTOR(S):

Frieda S.F. Horn / Trustee Frieda S.F. Horn
FRIEDA S. F. HORN,, trustee/s of FRIEDA S.F. HORN LIVING TRUST UDD 3-5-90
and individually

STATE OF OREGON, County of Deschutes)ss.

This instrument was acknowledged before me on April 20, 1994,
by FRIEDA S. F. HORN, as Trustee and Individually.

Linda Ross
Notary Public for Oregon

My commission expires: 6-28-94

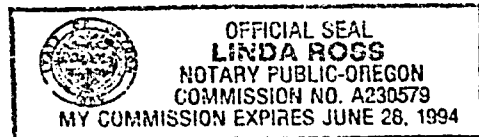


EXHIBIT "A"

Lot 25, Block 4, WAGON TRAIL ACREAGE NO. 1, FIRST ADDITION, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. This property lies within and is subject to the levies and assessments of the Fire Patrol District
2. Conditions, restrictions, easements and assessments as shown on the recorded plat of Wagon Trail Acreage No. 1, First Addition.
3. This property lies within and is subject to the levies and assessments of the Wagon Trail Ranch Property Owners Association.
4. Declaration of Conditions and Restrictions recorded August 30, 1972 Book M-72, Page 9766. As amended by instrument recorded January 5, 1977, Book M-77, Page 207 and 210.



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 22nd day
of April A.D., 19 94 at 3:31 o'clock P M., and duly recorded in Vol. M94
of Deeds on Page 12132

Evelyn Biehn County Clerk

By

Quinn M. Mendenhall

FEE\$35.00